

Planning Act 2008 – section 91

Application by RWE Renewables UK Solar and Storage Limited for an order granting development consent for Peartree Hill Solar Farm (EN010157)

Agenda for issue specific hearing 1 (ISH1) dealing with matters relating to the draft Development Consent Order (dDCO).

Notification of the date, time, location and attendance instructions for ISH1 was provided in the Examining Authority's (ExA) [letter](#) dated 23 September 2025.

Date:	Tuesday 21 October 2025
Seating and registration from	09:00am
Hearing start time:	09:30am
Venue:	Tickton Grange Hotel, Main St, Tickton, Beverley HU17 9SH and Virtual event (Microsoft Teams¹)
Access and parking:	Please contact the venue for information

Arrangements conference (if attending virtually)

Please join at 09:00am. The Case Team will admit you from the virtual lobby and register your attendance. The lobby is silent, so please be patient and we will admit you as soon as possible. Where necessary breaks will be provided during the hearing.

Agenda

- 1. Welcome, introductions and arrangements for the hearing**
- 2. Articles and schedules (including requirements) of the [dDCO](#)**
 - The applicant will be asked to provide a brief overview of each part of the dDCO (10-15 minutes).
 - The applicant will be asked to briefly highlight key changes which have been made to the dDCO since the [original submission version](#).
 - The applicant will be asked to briefly explain how the dDCO secures mitigation.

¹ Full instructions on how to join online or by phone will be provided in advance of the meeting to those who register to participate.

- The ExA will then ask questions in respect of articles, schedules and requirements of the dDCO, seeking responses where appropriate from the applicant and interested parties (IPs). This will include, but may not be limited to, questions in respect of the following:
 - Articles 3 and 5 – matters around excluding the phrase ‘within the Order limits’ (and associated consideration of articles 20 and 21 and the Article 2 definition of “authorised development” in this regard and how these reflect the wording other made solar DCOs).
 - Part 3 and associated articles – matters around East Riding of Yorkshire Council’s (ERYC) concerns at paragraphs 7.110 to 7.112 of its local impact report (should ERYC’s concerns remain).
 - Article 31 – clarification of the need for this article and whether correct use of a comma in 31(1).
 - Article 33 – clarification of the term ‘carrying out’.
 - Article 37 - clarification of need for this article.
 - Article 43 – clarification of need for this article.
 - Article 44 – clarification of linkage between 44(4) and 44(2).
 - Schedule 1, Work No.1 – whether this should cite ‘1B to 1F’ rather than ‘1B and 1F (further to ExQ2.2.12).
 - Schedule 2, Part 1, requirements 4(1) and 8(1) – whether to amend ‘their’ to ‘its’ given singular bodies.
 - Schedule 2, Part 1, requirement 12(2) – whether the words ‘and maintained throughout the operation of the authorised development’ should be added.
 - Schedule 2, Part 1, requirement 15 – consideration of ExQ2.2.10b and the applicant’s response and subsequent update to the outline Operational Environmental Management Plan.
 - Schedule 2, Part 1, requirement 17(3) – whether reasonable/ appropriate to make provision for amendments to certified documents and implications for any made DCO.
 - Schedule 2, Part 2, paragraph 22(1)(c) and (d) – whether these should rather refer to ‘paragraph 21’.
 - Schedule 3 – clarification for substantive changes to this list compared with original submission version of the dDCO and whether likely to change further.
 - Schedule 5, Part 1 – accuracy of title of column (1)
 - Schedule 5, Part 2 – accuracy of title of column (1); and consideration of deletion of Riston Footpath No.2 and Wawne Footpath No.1 and applicant’s response to ExQ2.2.17a.
 - Schedule 11 – clarification of need for this schedule.
 - Schedule 14 – matters around ensuring this is correct and up to date with each submission (for example, there appear to be some errors/ typos such as ‘REP-075’ and ‘REP-079’ and a reference to an updated outline Soil Management Plan in October 2025).
 - Explanatory note – clarify reasons for changes to only include certain plans and the Book of Reference for inspection.
 - Third change request – whether any notable changes likely to the dDCO as a result.

- IPs will be invited to ask questions of clarification in relation to dDCO articles, schedules and requirements.

3. Schedule 12 – protective provisions

- The applicant will be asked to provide an update on progress with parties regarding protective provisions (including Network Rail Infrastructure Limited (NRIL), National Gas Transmission plc (NGT), National Grid Electricity Transmission plc (NGET), Northern Powergrid (Yorkshire) plc and Yorkshire Water Services), an explanation of any important differences of view, a timescale for resolution and to explain any implications should agreement with any party not be reached by the close of the examination.
- The applicant will be asked to clarify that the relevant protective provisions in the current dDCO are those agreed by the Environment Agency and Beverley and North Holderness Internal Drainage Board (noting there were no changes to these between the deadline 2 and deadline 3 versions).
- The applicant will be asked to explain, having regard to paragraph 4.1 of the Planning Inspectorate's [advice](#), why the dDCO does not include protective provisions for all parties who have indicated a need for them, including those that have provided standard wording (NRIL, NGT and NGET).
- The ExA will seek clarification that ERYC is not seeking protective provisions for any of its functions, such as local highways authority.
- Any statutory undertakers or other bodies present with an interest in protective provisions will be invited to make representations and to explain their positions.
- The ExA may ask further questions.

4. Consents, licences and other agreements

- The applicant will be asked to provide a brief update of any progress and timescales for completion.
- The applicant will be asked whether any European or other protected species mitigation licences would be required, whether any of these have been applied for (including in draft) and whether any impediments are envisaged (or whether any Letters of No Impediment from Natural England are expected).
- The applicant will be asked to explain the proposed use of District Level Licencing and the procedures this involves (the ExA notes the Planning Inspectorate's [advice](#) on this).
- The ExA may ask further questions.

5. Statements of common ground

- The ExA will ask the applicant to provide a brief update on statements of common ground relevant to the dDCO and the likelihood of any outstanding concerns remaining at the end of the examination.

6. Review of issues and actions arising

- The ExA will address how any actions placed on the applicant are to be met and consider the approaches to be taken to the examination of the dDCO and any changes to it, in the light of issues raised.

7. Any other matters

- The ExA will ask the applicant and ERYC to signpost to any direct link provided in the application documents to the policies of the Local Plan Update referred to in the local impact report.
- The ExA will ask ERYC whether it considers the proposed development would conflict with any policies of the Local Plan Update.
- The ExA will ask the applicant to signpost to where it has responded to submissions [REP1-084] and [REP1-085].
- The ExA will ask ERYC to clarify matters around documents it indicated a wish to speak about (if not addressed earlier in the ISH).

8. Closure of the hearing

Notes on participation, conduct and management of the hearing

All IPs are invited to attend issue specific hearings. The event will also be livestreamed and a link for watching the livestream will be posted on the [project page](#) of the Find a National Infrastructure Project website closer to the event date.

Each IP is entitled to make oral representations at the hearing. However, this is subject to the ExA's power to control the hearing.

The ExA would find it helpful for the following attendees to participate in ISH1:

- **The applicant** - including representatives of the applicant who are able to discuss the matters on the agenda
- **East Riding of Yorkshire Council**
- **Any statutory undertakers or other bodies** - with an interest in the drafting of the dDCO and its provisions (such as protective provisions), including the **Environment Agency, Network Rail Infrastructure Limited, National Gas Transmission plc, National Grid Electricity Transmission plc, Northern Powergrid (Yorkshire) plc, Yorkshire Water Services and Beverley and North Holderness Internal Drainage Board.**
- **Any other IPs** - with an interest in the drafting of the dDCO, the implementation or discharge of proposed articles, requirements or other provisions.

Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required. Guidance under the Planning Act 2008 (PA 2008) and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that it is the ExA that will probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA.

Every effort will be made to ensure that the issues will be discussed on the day that they are scheduled for. The hearing will finish as soon as the ExA deems that all those present have had their say and that all matters have been covered. If there are additional matters to be dealt with or there are submissions that take a considerable amount of time at any hearing, it may be necessary to prioritise matters and defer others to written questions.

The agenda is for guidance only. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration of them. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of further written questions.

All examination documents are provided with a unique identification number for referencing purposes shown in square brackets [].

The evidence presented orally at ISH1 should be included in post-hearing submissions and submitted by **Friday 31 October 2025 (deadline 4)**.

Contingencies

The ExA will endeavour to hear all participants. If the ISH, or parts of it, is unable to proceed, for example for technical reasons, then the ExA may adjourn incomplete business to reserved hearings later in the examination timetable. Notice of any adjournments will be provided on the project page of the Find a National Infrastructure Project website.

Purpose of ISH1

The main purpose of ISH1 is:

- To further consider the articles, requirements and schedules of the dDCO.